

Agenda Item 3

1450 Old Mill Road Front Yard Setback Variance

Staff Report
Vicinity Map
Air Photo

Materials Submitted by Petitioner

Application
Statement of Intent
Site Plan
Existing Elevations/Demolition Plan
Proposed Elevations
Floor Plans – Existing and Proposed
Photos of Existing Conditions

Materials shown in italics are included in the Board packet only. A complete copy of the packet is available from the Community Development Department.



STAFF REPORT AND RECOMMENDATION

(Previously presented to the Board at the January 26, 2015 meeting.)

TO:	Chairman Bass and members of the Zoning Board of Appeals
DATE:	October 27, 2025
FROM:	Luis Prado, Assistant Planner
SUBJECT:	<i>Front Yard Setback Variance</i>

OWNERS

Robert and Amy Perille
1450 W. Old Mill Road
Lake Forest, IL 60045

PROPERTY LOCATION

1450 W. Old Mill Road

ZONING DISTRICT

R4 – Single Family Residence
60,000 SF minimum lot size

Project Representative

Steve Rugo, Architect

PREVIOUS ZONING BOARD APPROVAL

On January 26, 2015, the previous property owner presented this petition for a front yard setback variance to the Zoning Board of Appeals and the Board recommended approval. The previous owner did not pursue a permit and the work was not completed. The new homeowners desire to proceed with the project using the original architect and plans as previously presented to the Board and recommended for approval. The prior approval has expired.

The staff report from 2015 is provided below. All of the information and the staff recommendation remains the same.

SUMMARY OF REQUEST

This is a request for approval of a front yard setback variance from the south property line to allow the construction of a second floor bedroom suite over an existing one story element of the house. The proposed addition is at the southeast corner of the home, facing Old Mill Road, on the east side of the house.

DESCRIPTION OF PROPERTY

The property is located on the north side of Old Mill Road, between Oak Knoll Drive and Heritage Court. The property is comprised of two parcels, totaling 1.34 acres. The structure was originally designed by David Adler in 1926 as the gate house for the Albert Lasker Estate. The Lasker Estate originally totaled 480 acres and encompassed the area generally from Everett Road on the north, Old Mill Road on the south, Telegraph Road on the east, with the western boundary approximately where the Tollway is located today.

The parcel that today is addressed as 1450 Old Mill Road remains as a remnant parcel from the estate. As the properties around this parcel were subdivided, this property, and its unique David

Adler structure, was preserved. This structure is one of about 17 outbuildings from the Lasker Estate that have been preserved and are today, adaptively reused as single family residences.

In recognition of the uniqueness of the various remaining Lasker Estate outbuildings, and the remnant parcels on which they are located, the Zoning Board of Appeals and the City Council have in the past granted zoning variances to allow modest improvements and updating of the structures to allow their continued use as residences.

FACTS

Compliance/Non-Compliance with Key Code Requirements

- ❖ The proposed project complies fully with the lot coverage limitation.
- ❖ The proposed project complies fully with the square footage limitation.
- ❖ The proposed project complies fully with the side and rear yard setbacks.
- ❖ The existing house, the original Lasker Estate structure, is nonconforming with respect to the 50-foot front yard setback. The structure was constructed before this property was part of the City of Lake Forest and before the current Code requirements were in place.
- ❖ The proposed second floor addition, which will be constructed over existing first floor space, requires a variance from the 50-foot setback requirement along the south property line because of the nonconforming location of the existing structure.
- ❖ The proposed second floor addition will not extend further toward the property line than the furthest extent of the existing house.

Physical, Natural or Practical Difficulties

- ❖ The original structure was constructed in the current location as a gate house for an expansive Estate.
- ❖ The 480 acre Estate was subdivided over the years and some remnant parcels like the one that is the subject of this petition remain, with original outbuildings, creating the current non-conforming condition.

STAFF EVALUATION

As noted above, this property is located in the R-4 zoning district. The R-4 zoning district has a minimum lot size of 60,000 square feet. The remnant parcel in this request totals approximately 58,370 square feet, slightly less than that required minimum lot size in the applicable zoning district. As noted above, the parcel remains from the original estate as the area around it was subdivided. The historic nature of the area and the structure together create a unique condition. Granting a variance will allow updating of the historic structure making it viable for continued use as a single family residence into the future.

The proposed second floor addition will not encroach beyond the line of the existing house. The overall width and depth of the house will remain unchanged. The elevation in the Board's packet shows the modification that will occur in the roof line to accommodate second floor living space at the southeast corner of the house. The increased height within the zoning setbacks triggers the need for a variance. The addition will be sited directly above an existing single story element. The footprint of the house will not be expanded. The height, massing, architectural detailing and materials of the proposed addition are compatible with the historic structure.

The nonconformity was not the result of any action by any former or current owner of this property. The original structure served as a gate house to the original Estate which was constructed

before the property was part of the City of Lake Forest.

FINDINGS OF FACT

Based on review of the information submitted by the petitioners and an analysis of this request based on applicable portions of the Zoning Code, staff submits the following findings.

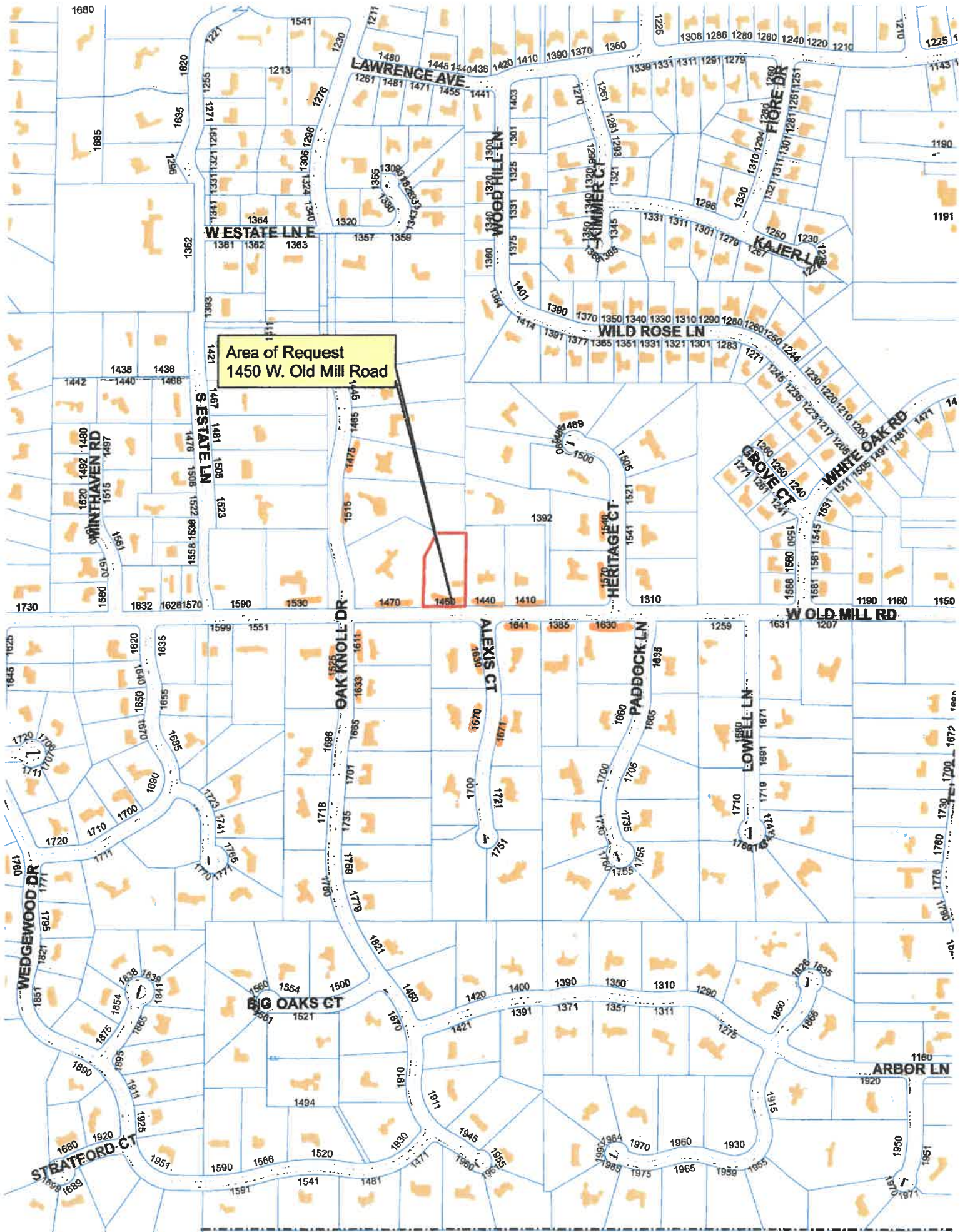
1. The requested front yard setback variance will not alter the essential character of the neighborhood. The proposed addition is compatible with the existing residence and no further encroachment into the setback, beyond that which currently exists, will result from the addition.
2. The conditions upon which the variance is requested, the nonconforming location of the existing house with respect to the current setbacks are generally unique to this neighborhood and to this property and are not generally applicable to other properties in the same zoning district throughout the City.
3. The existing structure is nonconforming with respect to the current 50-foot front yard setback requirement. The hardship in conforming to the required setback is a result of the original construction of the structure as a gate house for a very large estate.
4. The variance and the resulting addition will not impair light or ventilation to adjacent properties, increase congestion, endanger public safety, or diminish property values.

PUBLIC COMMENT

Standard public notice of this request was provided by the City to surrounding property owners. Notice was also provided in the Lake Forester and the agenda was posted at five public locations. As of the date of this writing, no correspondence or contacts pertaining to this request were received.

RECOMMENDATION

Based on the findings presented above, recommend approval to the City Council of a variance to allow a second floor addition to encroach into the front yard setback a distance not to exceed that of the existing house consistent with the site plan submitted to the Board.



Area of Request
1450 W. Old Mill Road



Area of Request
1450 W. Old Mill Road

LAWRENCE AVE

W ESTATE LN E

WOOD MILL LN

KIMMER CT

FIGURE DR

KAJER LN

WILD ROSE LN

MINTHAVEN RD

S ESTATE LN

GROVE CT

WHITE OAK RD

HERITAGE CT

W OLD MILL RD

OAK KNOLL DR

ALEXIS CT

PADDOCK LN

LOWELL LN

BIG OAKS CT

WEDGEWOOD DR

STRATFORD CT

ARBOR LN



Area of Request
1450 W. Old Mill Road

OAK KNOLL DR

W OLD MILL RD

ALEXIS CT

HERITAGE



THE CITY OF LAKE FOREST
ZONING BOARD OF APPEALS APPLICATION OF ZONING VARIANCE

PROJECT ADDRESS 1450 Old Mill Road

ZONING DISTRICT R4

Property Owner (s)

Name Robert and Amy Perille

(may be different from project address)

Address 1450 W. Old Mill Road, Lake Forest 60045

Phone 310-612-1196

Fax

Email rperille@gmail.com

Applicant/Representative

Name Rugo Raff Architects Ltd

Title Architect

(if different from Property Owner)

Address 20 West Hubbard Street Floor 5

Phone 312-464-0222

Fax

Email steve@rugoraff.com

Beneficial Interests

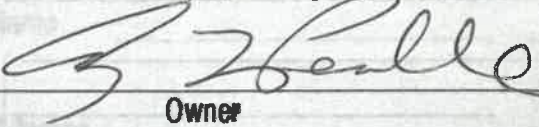
- Corporation See Exhibit A
- Partnership See Exhibit B
- Trust, land or other See Exhibit C

Staff Reports are Available the Friday before the Meeting

- | | | | | |
|-----------------|-------|--------------------------|----------------|--------------------------|
| Email Report: | Owner | <input type="checkbox"/> | Representative | <input type="checkbox"/> |
| Fax Report: | Owner | <input type="checkbox"/> | Representative | <input type="checkbox"/> |
| Pick Up Report: | Owner | <input type="checkbox"/> | Representative | <input type="checkbox"/> |

Signatures

I have read the complete application packet and understand the variance process and criteria. I understand that this matter will be scheduled for a public hearing when a determination has been made that my application is complete.

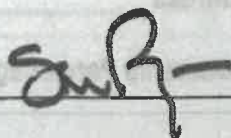

Owner

10-7-25
Date

Owner

Date

Applicant/Representative



10/7/2025
Date

RUGO/RAFF LTD.

October 14, 2025



Architects

Statement of Intent for 1450 W. Old Mill Rd., Lake Forest, IL

20 West Hubbard

Note: This application was previously approved by the Board in 2015 (see Table of Special Ordinances, Table XVII: Variances, Ord. No. 2015-16, Date Passed 2-17-2015). Its current appearance is a matter of formality.

Chicago, Illinois 60654

This application proposes a half story addition to an existing single-family, 1-1/2-story residence. We are requesting zoning relief to allow the addition, which is proposed to sit within the existing historical home's footprint, to encroach 27'-1-1/2" into the 50 foot front yard setback.

TEL: 312.464.0222

1. The variance, if granted, will not alter the essential character of the subject property, the surrounding area, or the larger neighborhood in which the property is located.

FAX: 312.464.0225

The proposed addition conforms to the existing proportions, style, and materials of the 1924 David Adler-designed home.

2. The conditions upon which a petition for a variance are based are unique to the property for which the variance is sought, and are not applicable, generally, to other property with the same zoning classification.

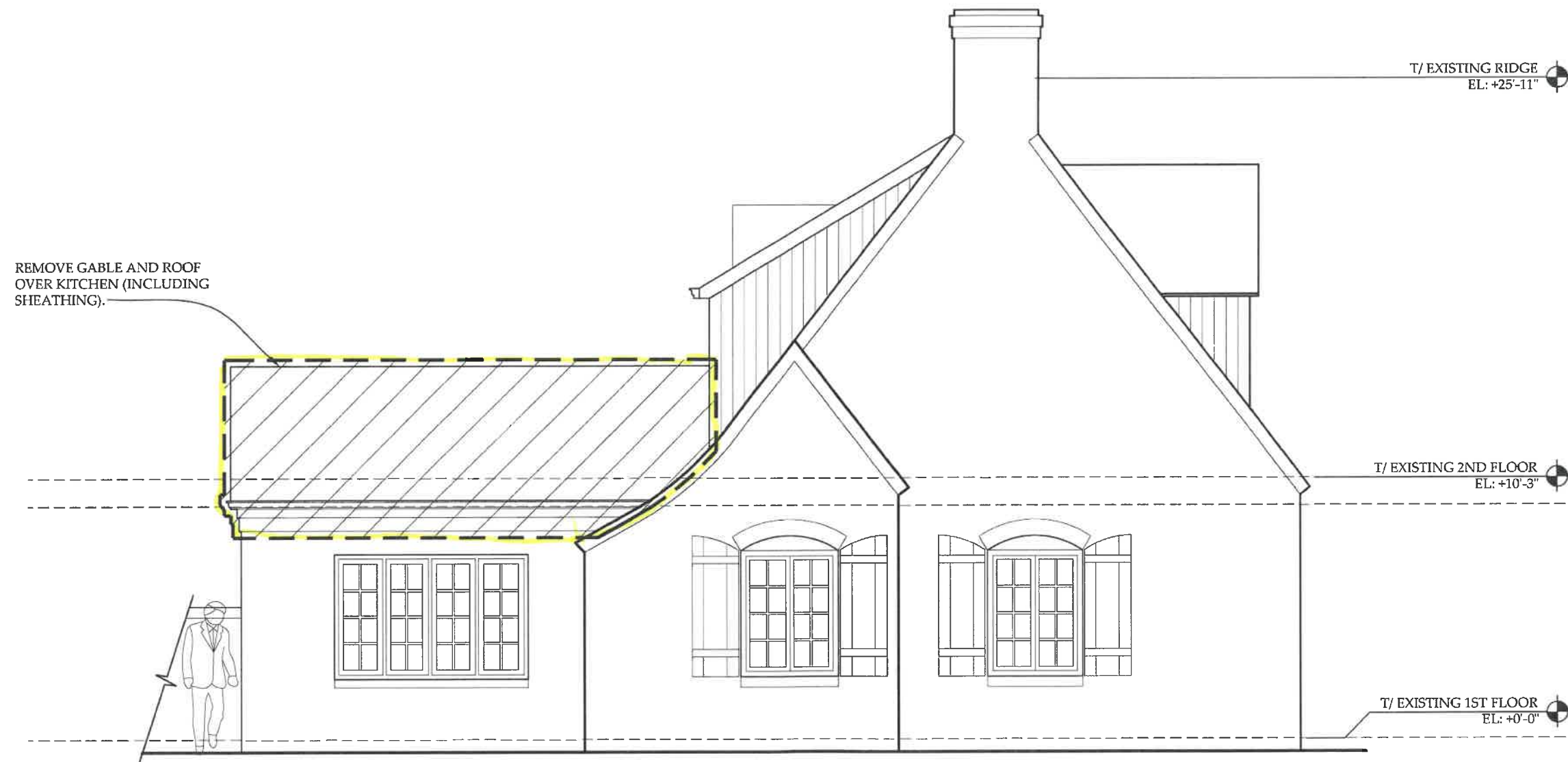
The majority of the existing home sits within the 50 foot front yard setback. The proposed addition, if allowed, will become the second story to an existing single-story portion within that setback.

3. The alleged difficulty or hardship in conforming with the requirements of this chapter is caused by this chapter and has not been created by the actions of any persons presently or formerly having an interest in the property.

This hardship is due to the historical home's current placement within the front yard setback.

4. The proposed variance will not impair an adequate supply of light and air to adjacent property, or substantially increase the congestion of the public streets, or increase danger of fire, or endanger the public safety, or substantially diminish or impair property values within the neighborhood.

The zoning relief, if granted, would not cause any of the negative effects listed.



EXISTING NORTH ELEVATION

1450 WEST OLD MILL ROAD

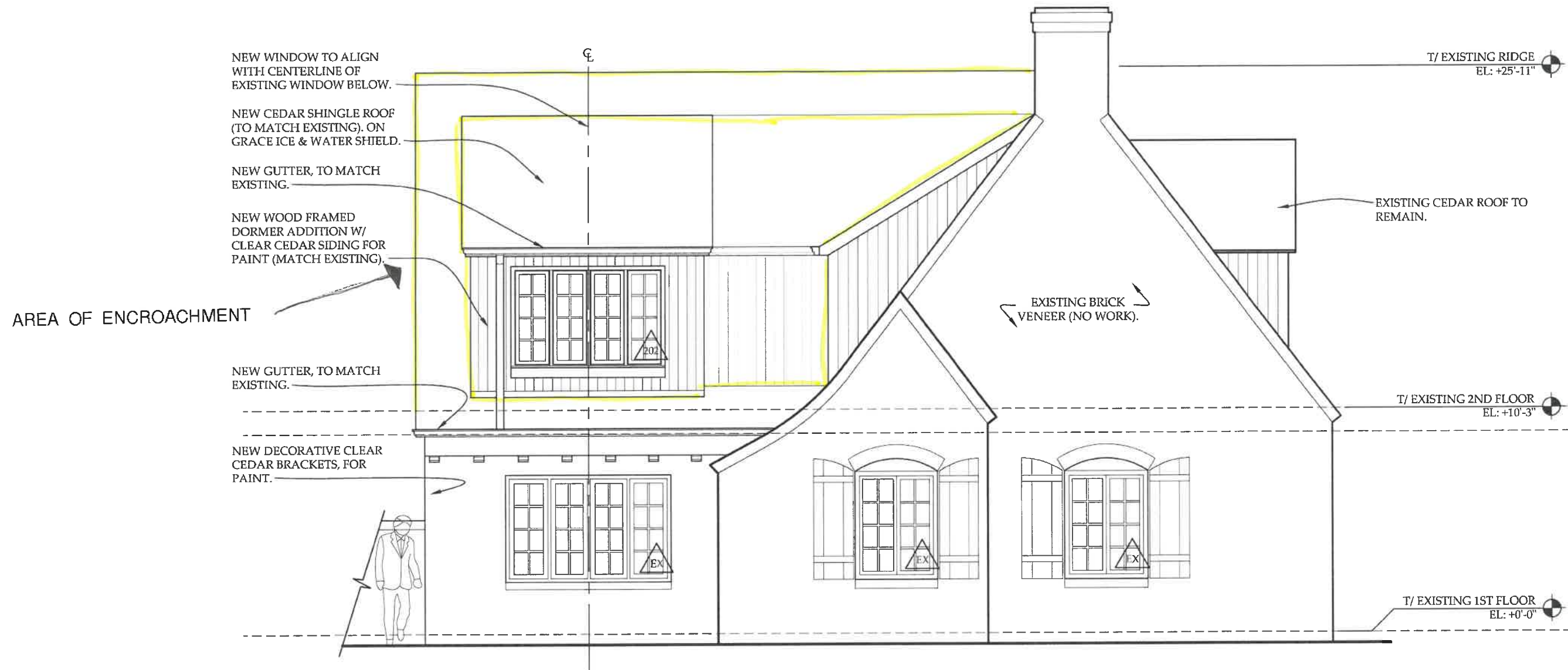


EXISTING EAST ELEVATION - HOUSE
1450 WEST OLD MILL ROAD



EXISTING SOUTH ELEVATION
1450 WEST OLD MILL ROAD

PROPOSED NORTH ELEVATION



NEW WINDOW TO ALIGN WITH CENTERLINE OF EXISTING WINDOW BELOW.

NEW CEDAR SHINGLE ROOF (TO MATCH EXISTING). ON GRACE ICE & WATER SHIELD.

NEW GUTTER, TO MATCH EXISTING.

NEW WOOD FRAMED DORMER ADDITION W/ CLEAR CEDAR SIDING FOR PAINT (MATCH EXISTING).

T/ EXISTING RIDGE
EL: +25'-11"

EXISTING CEDAR ROOF TO REMAIN.

EXISTING BRICK VENEER (NO WORK).

T/ EXISTING 2ND FLOOR
EL: +10'-3"

NEW GUTTER, TO MATCH EXISTING.

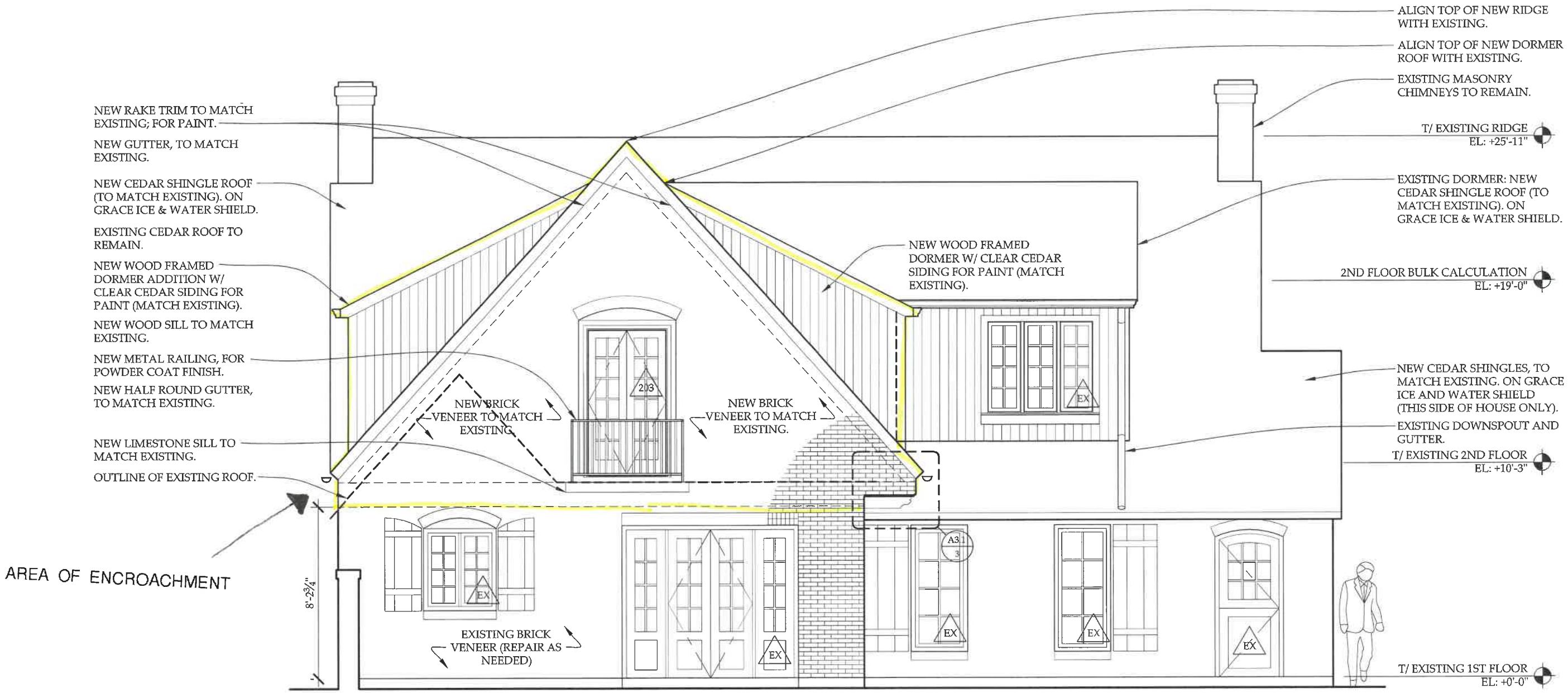
NEW DECORATIVE CLEAR CEDAR BRACKETS, FOR PAINT.

T/ EXISTING 1ST FLOOR
EL: +0'-0"

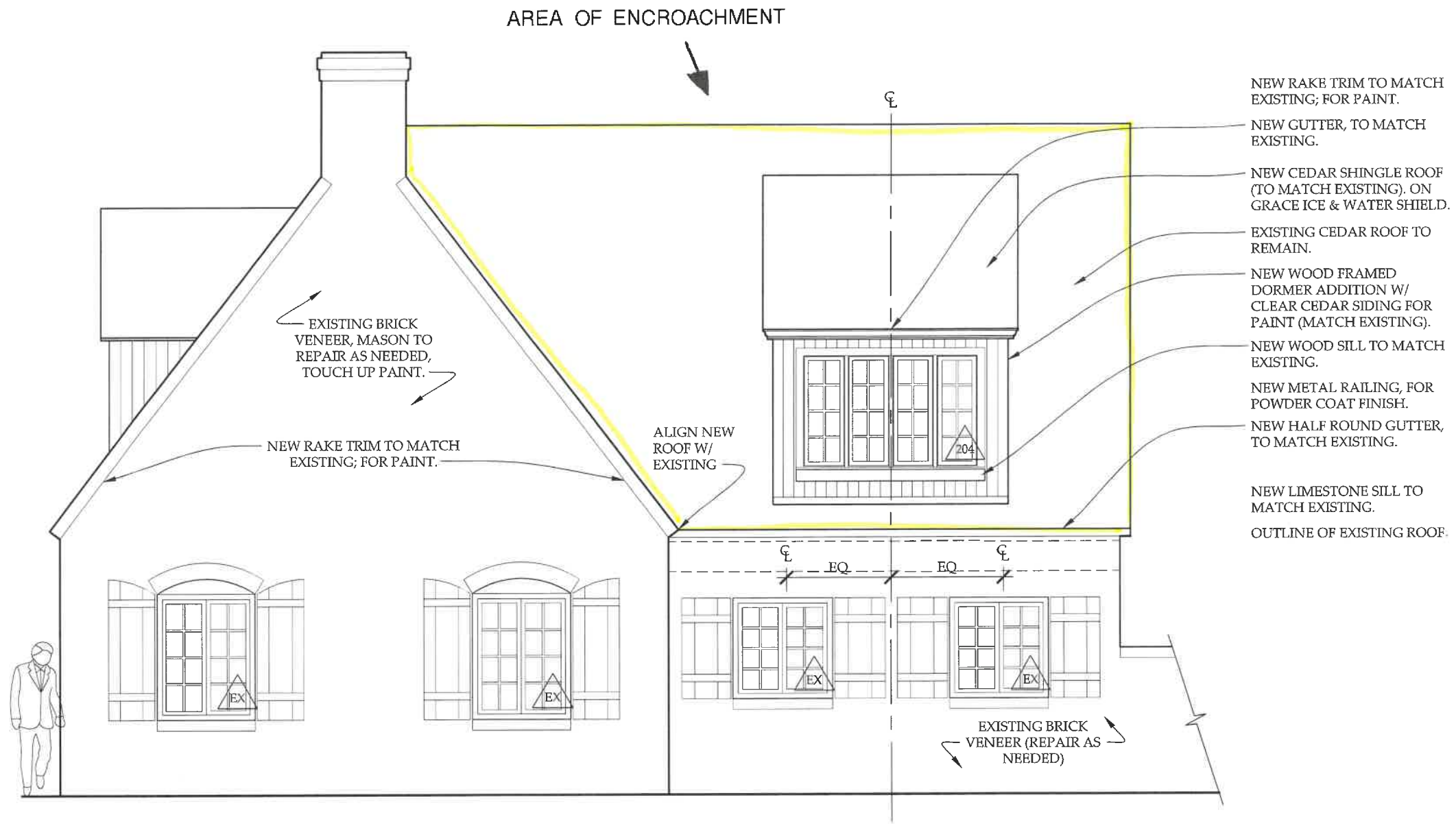
AREA OF ENCROACHMENT

PROPOSED NORTH ELEVATION
1450 WEST OLD MILL ROAD

PROPOSED EAST ELEVATION



PROPOSED EAST ELEVATION - HOUSE
 1450 WEST OLD MILL ROAD



PROPOSED SOUTH ELEVATION - HOUSE

1450 WEST OLD MILL ROAD

PHOTO OF EXISTING CONDITIONS - NORTH ELEVATION



NORTH ELEVATION

1450 WEST OLD MILL ROAD

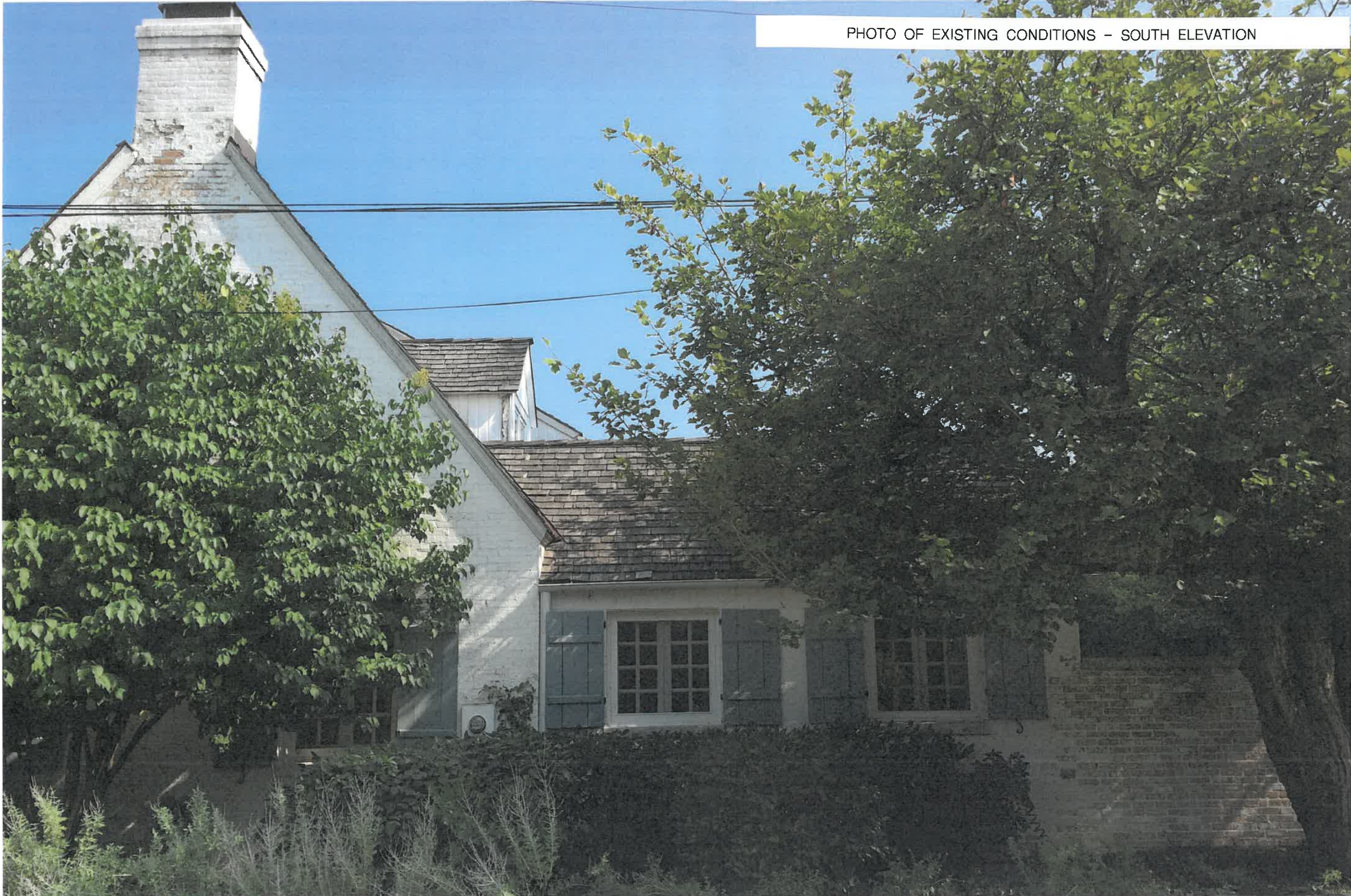
PHOTO OF EXISTING CONDITIONS - EAST ELEVATION



EAST ELEVATION

1450 WEST OLD MILL ROAD

PHOTO OF EXISTING CONDITIONS - SOUTH ELEVATION



SOUTH ELEVATION

1450 WEST OLD MILL ROAD

Agenda Item 4

1147 Valley Road Front Yard Setback Variance

Staff Report
Vicinity Map
Air Photos

Materials Submitted by Petitioner

Application
Statement of Intent
Proposed Site Plan
Existing Elevations
Proposed Elevations
Existing Floor Plan
Proposed Floor Plan
Proposed Roof Plan
Proposed Section

Materials shown in italics are included in the Board packet only. A complete copy of the packet is available from the Community Development Department.



STAFF REPORT AND RECOMMENDATION

TO:	Chairman Bass and members of the Zoning Board of Appeals
DATE:	October 27, 2025
ADDRESS:	1147 Valley Road
FROM:	Luis Prado, Assistant Planner
SUBJECT:	<i>Front Yard Setback Variance</i>

OWNER

Kurt Hamm

PROPERTY LOCATION

1147 Valley Road

ZONING DISTRICT

R2 – Single Family
Residential District

PROJECT REPRESENTATIVE

Shawn Purnell, architect

Summary of the Request

This is a request for a recommendation in support of a variance to allow the construction of a garage partially within the front yard setback.

Description of the Property

The property is located on the east side of Valley Road near the intersection of Valley Road and Niles Avenue. The property was created as a part of the H O Stone subdivision which was approved in 1924. The house was built in 1957, predating current zoning Code requirements. The house is currently set at the front yard setback.

FACTS

Compliance/Non-Compliance with Key Code Requirements

- ❖ The property complies with the minimum lot width for the R-2 zoning district.
- ❖ The property complies with the minimum lot size for the R-2 zoning district of 20,000 square feet.
- ❖ The existing residence complies with the front yard setback, rear yard setback and the side yard setbacks.
- ❖ The proposed garage encroaches 8' into the 40' front yard setback.

Physical, Natural or Practical Difficulties

- ❖ The existing residence was built in 1957, prior to the City's adoption of the current zoning regulations.

Staff Evaluation

The petitioner proposes to construct a new garage on the west side of the home, facing Valley Road. The existing carport, located at the front yard setback, currently provides limited storage and shelter for vehicles. The petitioner proposes to replace the carport with an enclosed garage for improved functionality and protection from the elements.

The garage will encroach 8' into the 40' front yard setback at the furthest point.

Findings of Fact

Based on a review of the information submitted by the petitioner and an analysis of this request based on applicable portions of the Zoning Code, staff submits the following findings in support of a variance to allow a portion of the garage to encroach into the front yard setback.

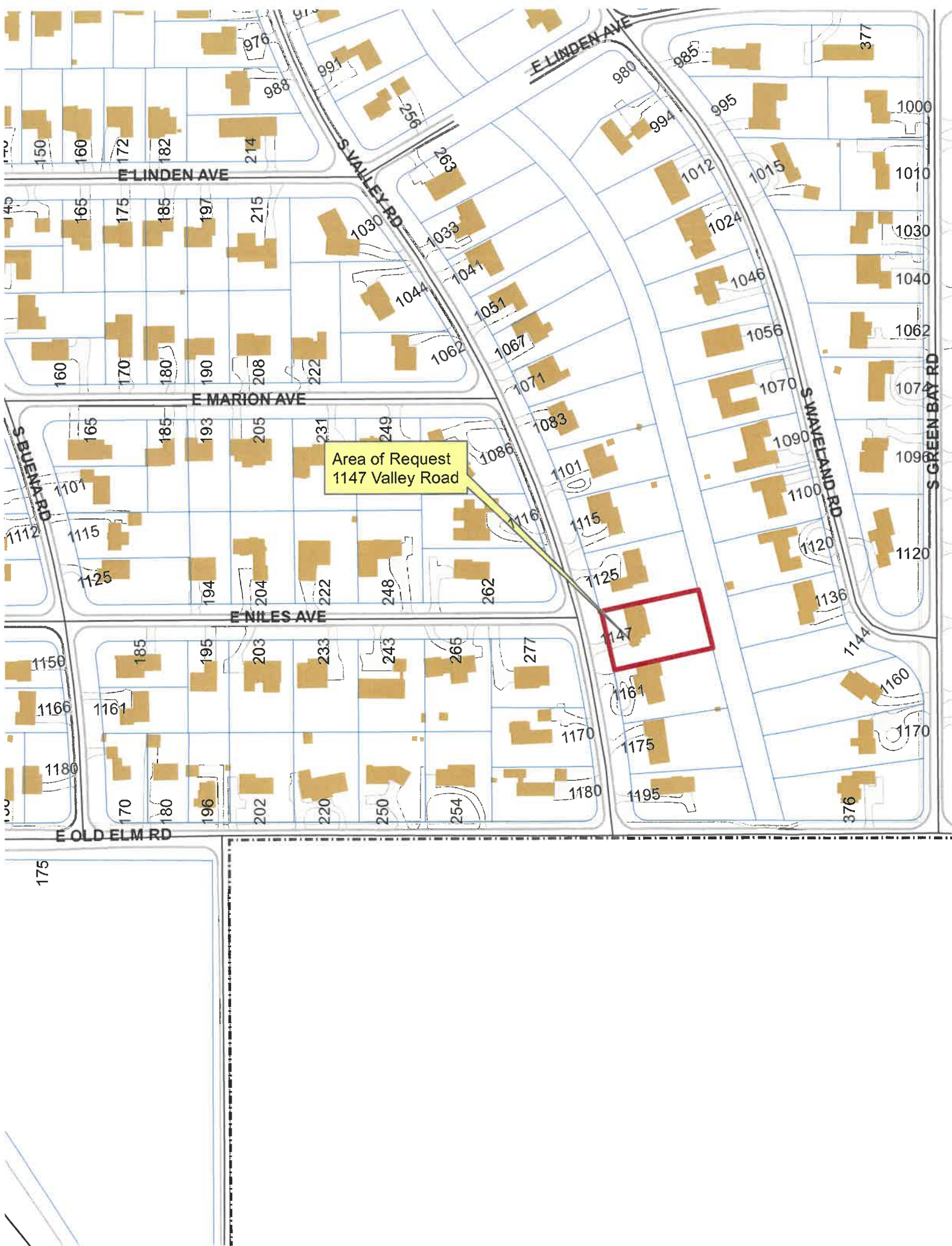
1. The proposed garage will not alter the essential character of the neighborhood. The garage will be generally consistent with street facing garages on other homes in the established neighborhood.
2. The conditions upon which the setback variance is requested, including the original siting of the house, are generally unique to this property and are not generally applicable to other properties in the same zoning district throughout the City.
3. The hardship which necessitates a variance to add a garage results from construction of the home prior to the current Zoning Code requirements. In addition, the home was originally built with a carport rather than a garage, creating a functional deficiency by today's standards.
4. The variance and the resulting garage are intended to elevate the home by adding a more functional storage and car shelter area and enhance the overall look of the home by concealing stored items from views from the street and neighboring homes.
5. No evidence has been submitted that indicates the front yard variance, if approved, will increase congestion, endanger public safety, or diminish property values in the neighborhood.

PUBLIC COMMENT

Standard public notice of this request was provided by the City to surrounding residents and property owners. Notice was also provided in the Lake Forester and the agenda was posted at public locations and on the City's website. As of the date of this writing, no correspondence has been received.

RECOMMENDATION

Based on the findings presented above, recommend approval of a variance to allow a garage to encroach no further than 8' into the front yard setback at the point of furthest encroachment consistent with the plans submitted to the Board.





E LINDEN AVE

E LINDEN AVE

S VALLEY RD

E MARION AVE

Area of Request
1147 Valley Road

S BUENA RD

S WAVELAND RD

S GREEN BAY RD

E NILES AVE

E OLD ELM RD



E NILES AVE

Area of Request
1147 Valley Road

S VALLEY RD



THE CITY OF LAKE FOREST
ZONING BOARD OF APPEALS APPLICATION OF ZONING VARIANCE

PROJECT ADDRESS 1147 Valley Road
ZONING DISTRICT R2

Property Owner (s) Name Kurt Hamm
(may be different from project address) Address 1147 Valley Road
Phone _____ Fax _____
Email hamstead111@gmail.com

Applicant/Representative Name Shawn Purnell
(if different from Property Owner) Title Architect
Address 20 Hawley Ct. Graylake IL
Phone 847.989.2772 Fax _____
Email shawn@shawnpurnell.com

Beneficial Interests
Corporation See Exhibit A
Partnership See Exhibit B
Trust, land or other See Exhibit C

Staff Reports are Available the Friday before the Meeting
Email Report: Owner Representative
Fax Report: Owner Representative
Pick Up Report: Owner Representative

Signatures
I have read the complete application packet and understand the variance process and criteria. I understand that this matter will be scheduled for a public hearing when a determination has been made that my application is complete.

Kurt Hamm Owner Date 9.22.2025

Owner Date _____
[Signature] Applicant/Representative Date 9.22.25

SHAWN PURNELL
ARCHITECT, AIA

September 21, 2025

Variation to Required Front Yard Setback
Garage Addition for Existing Residence

1147 Valley Road, Lake Forest IL

It is the intent of the proposed project to allow the construction of an attached garage for the existing residence. The current covered parking area will be converted to enclosed parking space, expanding the home towards Valley Road.

The front of the existing covered carport is set at the required 40' setback line. The covered parking area is only 18' deep. The Owners are requesting a reduction of 8' to the required setback in order to construct an attached garage. The garage will match the flat roof and materials of the existing residence.

The Owners are residents of Lake Forest who wish to maintain their primary home here. As they age, the exposed parking area becomes harder to safely navigate and maintain. There is not a practical way to construct a garage without a variation due to the placement of the home on the lot by the previous Owner. They are requesting the required space to construct this garage to continue enjoying their home here year round.

Respectfully Submitted,

Shawn Purnell
Architect, AIA

Standards for Variance

1. The variance, if granted, will not alter the essential character of the subject property, the surrounding area or the larger neighborhood in which the property is located:

The proposed variation will not alter the architectural character of the existing home. The addition is in keeping with the underlying residential zoning in character and scale.

2. The conditions upon which a petition for a variance are based are unique to the property for which the variance is sought, and are not applicable, generally, to other property with the same zoning classification:

The conditions of the variance are not applicable to general properties in the zoning district. A home in this area built without a garage is an extremely rare condition. This alteration will bring the home in line with the vast majority of homes in the underlying zoning district.

3. The alleged difficulty or hardship in conforming with the requirements of this chapter is caused by this chapter and has not been created by the actions of any persons presently or formerly having an interest in the property:

The conditions of the request were not created by the current Owner. The location of the home on the property based on previous zoning has made the building of a garage impossible without relief.

4. The proposed variance will not impair an adequate supply of light and air to adjacent property, or substantially increase the congestion of the public streets, or increase the danger of fire, or endanger the public safety, or substantially diminish or impair property values within the neighborhood:

The proposed project will have none of these ill effects. By matching the design of the existing home, the project will be well under the allowable height and bulk limits. The project will allow for two cars to be parked in the garage which is no different from the current condition.



Existing residence seen from Valley Road



Neighboring home across Valley Road

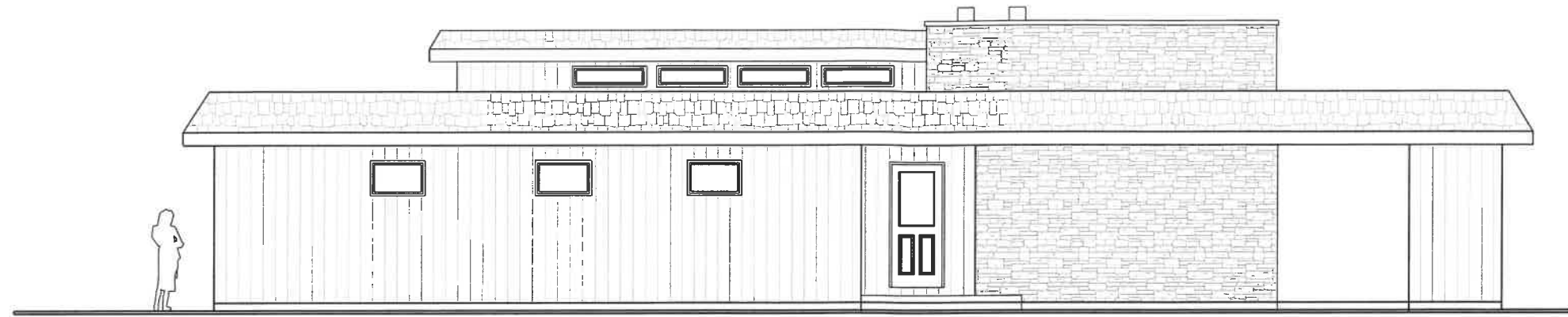


Existing home south property line.

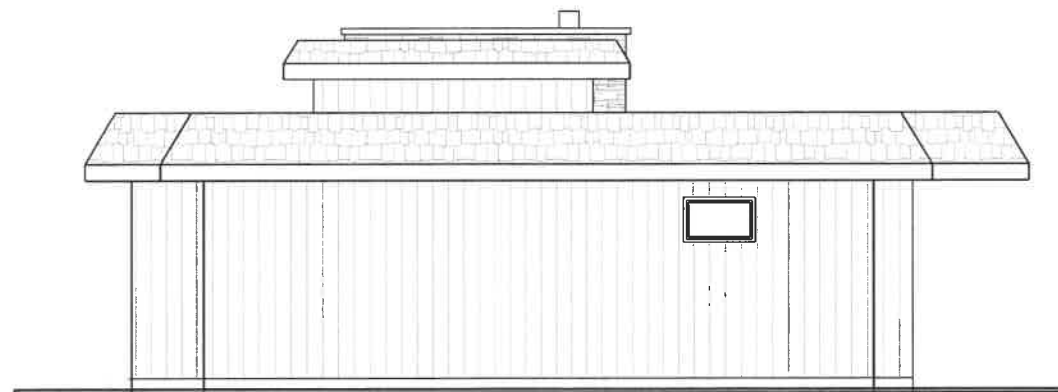


Tree screening from neighbor to the south

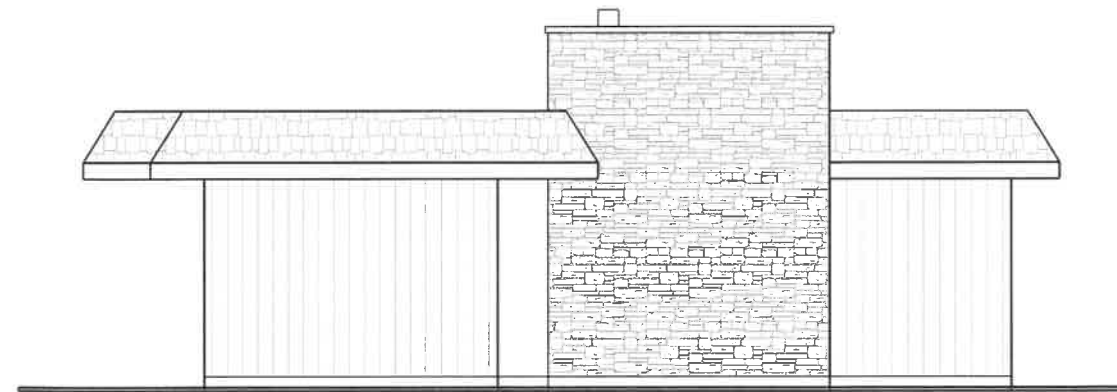
EXISTING ELEVATIONS



EXISTING WEST ELEVATION
SCALE 1/8" = 1'-0"



EXISTING NORTH ELEVATION
SCALE 1/8" = 1'-0"



EXISTING SOUTH ELEVATION
SCALE 1/8" = 1'-0"

GARAGE ADDITION FOR
EXISTING RESIDENCE
1137 VALLEY ROAD LAKE FOREST IL

PURNELL ARCHITECTS, INC.
20 HAWLEY COURT
GRAYS LAKE IL 60030
shawn@shawnpurnell.com 847-989-2112

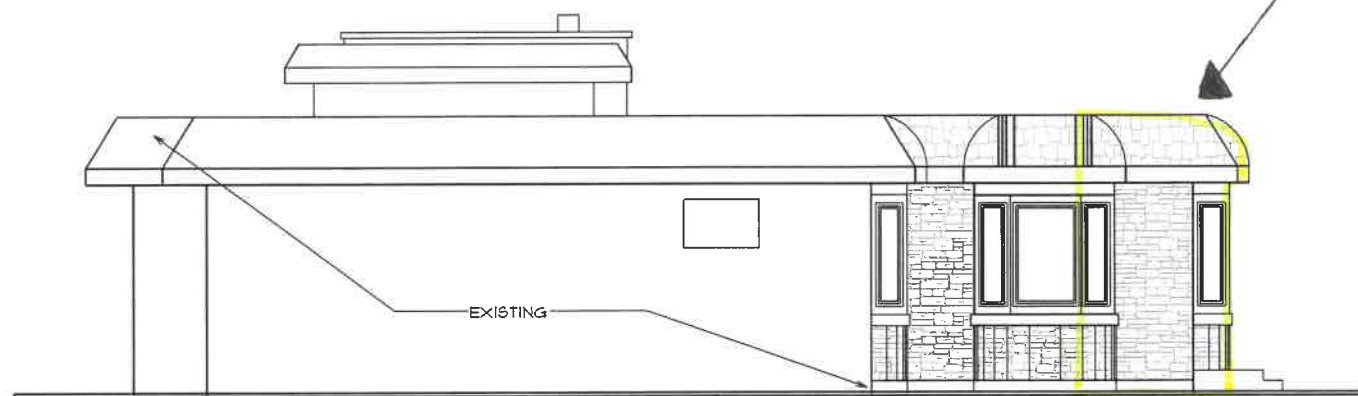
PROPOSED ELEVATIONS



PROPOSED WEST ELEVATION

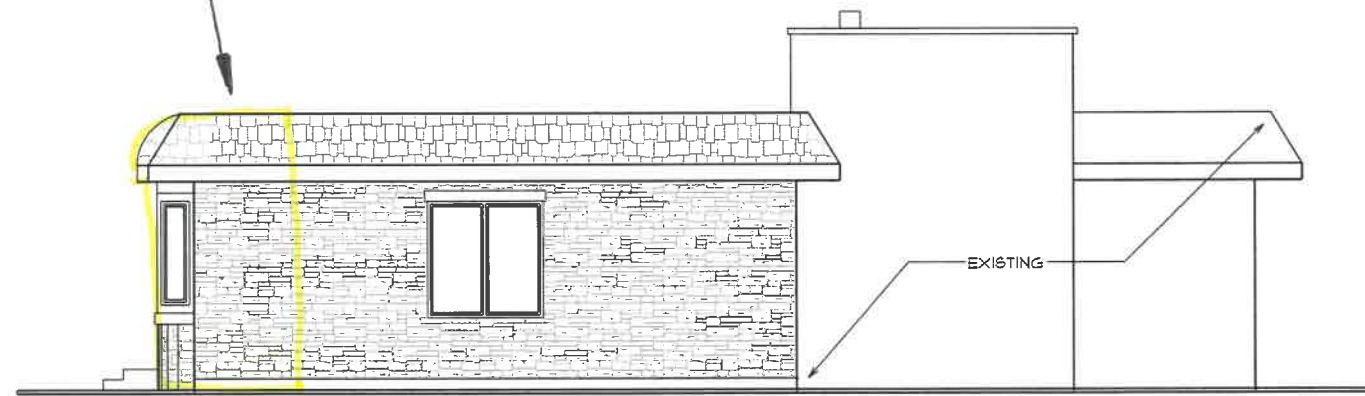
SCALE 1/4" = 1'-0"

AREA OF ENCROACHMENT



PROPOSED NORTH ELEVATION

SCALE 1/4" = 1'-0"



PROPOSED SOUTH ELEVATION

SCALE 1/4" = 1'-0"

GARAGE ADDITION FOR
EXISTING RESIDENCE
1137 VALLEY ROAD LAKE FOREST IL

PURNELL ARCHITECTS, INC.
20 HAWLEY COURT
GRAYSLAKE IL 60030
shawnp@shawnpurnell.com 847-989-2112

